



THE A-TEAM

RE/MAX FIRST

46 COTTAGECLUB Lane, Rural Rocky View County T4C 1B1

MLS@#: A2155410 Area: Cottage Club at Ghost Lake Listing Date: 08/15/24 List Price: \$684,900
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: Rural Rocky View County
Year Built: 2021
Lot Information: Lot Sz Ar: 3,484 sqft
Access: Back Yard, Few Trees
Lot Feat: Off Street, Parking Pad
Park Feat:

DOM: 34
Layout: 4 (2 2)
Beds: 3.0 (3 0)
Style: 1 and Half Storey
Parking: Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer: Septic Tank
Ext Feat: Other
Construction: Composite Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Linoleum, Vinyl
Water Source: Private
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer, Window Coverings
Int Feat: Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Bedroom, Family Room, and Laundry with their respective levels and dimensions.

**Furnace/Utility Room  
5pc Ensuite bath**

**Basement  
Main**

**8`0" x 9`6"**

**4pc Bathroom  
4pc Bathroom**  
Legal/Tax/Financial

**Main  
Basement**

Condo Fee:  
**\$227**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC-123**

Legal Desc: **2010713**

Remarks

Pub Rmks: **The GATED Community of CottageClub At Ghost Lake Is Situated With Views Of The Mountains And Is Only A 12 Min Drive rom Cochrane! Features Include A Clubhouse With Outdoor Patio Space And Views Of The Lake, 3 BBQ's, Fitness Center, Private Beach with Boat Launch And Lake Access! Enjoy Lake Living At Its BEST In Your New 4 Bedroom, 3 Bathroom 1,020 Sq Ft Home! Complete With High-End Finishings, Stainless Steel Appliances And Stunning Vaulted Ceilings On The Main Floor, This Home Is Sure To Impress! The Primary Is Located At The Back Of The Home And Comes With Everything You Could Want - 5-Piece Ensuite, With His/Hers or Hers/Hers/ Or His/His Sinks, Walk-In Closet And Enough Space For Your King Bed PLUS Furniture! Downstairs You Will Find A Fully Finished Basement With Impressive 9-12Ft Ceilings, Bar Area, 4-Piece Bathroom And 2 MORE, GENEROUS Bedrooms! Laundry Is Found Here AND There Are Laundry Facilities In The Clubhouse (For All Those Sandy, Sun-Soaked Items!) This Community Seamlessly Blends The Cottage-Vacation Vibe With Modern Style And Charm.**

Inclusions:  
Property Listed By: **N/A  
RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**